

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0230 Jupiter Group 905 ELO

P.C. DATE: February 3, 2009

ADDRESS: 905 East Live Oak Street

C.C. DATE: February 26, 2009

OWNER/APPLICANT: Greg Bodle

AGENT: Greg Bodle

ZONING FROM: SF-2-NP

TO: SF-3-NP

AREA: 0.33 acres (14,378 sq.ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends the rezoning of the property to SF-3-NP (Single Family Residence-Neighborhood Plan).

PLANNING COMMISSION RECOMMENDATION: 128/09 – The Planning Commission recommended SF-3-NP on consent (9-0).

DEPARTMENT COMMENTS: This property is currently developed with a single family residence and zoned SF-3. The property is located on a collector street that transitions smaller lot single family zoning into standard lots deeper into the neighborhood. SF-3 zoning is located to the North, East and West, with a large concentration of SF-3 located along East Live Oak.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Single Family Standard Lot
<i>North</i>	SF-3-NP	Single Family
<i>South</i>	SF-2-NP	Single Family Standard Lot
<i>East</i>	SF-2-NP	Single Family Standard Lot
<i>West</i>	SF-3-NP	Single Family

AREA STUDY: Greater South River City Combined Neighborhood Planning Area

TIA: Waived

WATERSHED: Blunn Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Terrell Lane Interceptor Association
South River City Citizens Association
Austin Parks Foundation
Barton Springs/Edwards Aquifer Conservation District

SCHOOLS:

Travis Heights Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0139	SRCC Neighborhood Plan	9/13/2005; APVD STAFF REC 8-1, MM-NO)	9/29/2005; APVD SO RIVER CITY NPCD (6-0)

RELATED CASES:

N/A

BASIS FOR RECOMMENDATION

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

The property is located on a collector street that transitions smaller lot single family zoning into standard lots deeper into the neighborhood.

2. *Zoning should be consistent with approved and existing residential densities.*

SF-3 zoning is located to the North, East and West, with a large concentration of SF-3 located along East Live Oak.

EXISTING CONDITIONS

ENVIRONMENTAL

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with this rezoning case. Please be aware that an approved rezoning status does not eliminate the requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design

criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

TRANSPORTATION:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
East Live Oak Street	60'	38'	Collector	4980 (TXDOT, 2005)

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

There are existing sidewalks along East Live Oak Street.

East Live Oak Street is not classified in the Bicycle Plan as a bike route.

Capital Metro bus service route no. 9 is available along East Live Oak Street, and bus service route nos. 9, 331, and 483 are available along Oltorf Street.

SITE PLAN

No Comments

CITY COUNCIL DATE: 2/26/09

ACTION:

ORDINANCE READINGS: 1st

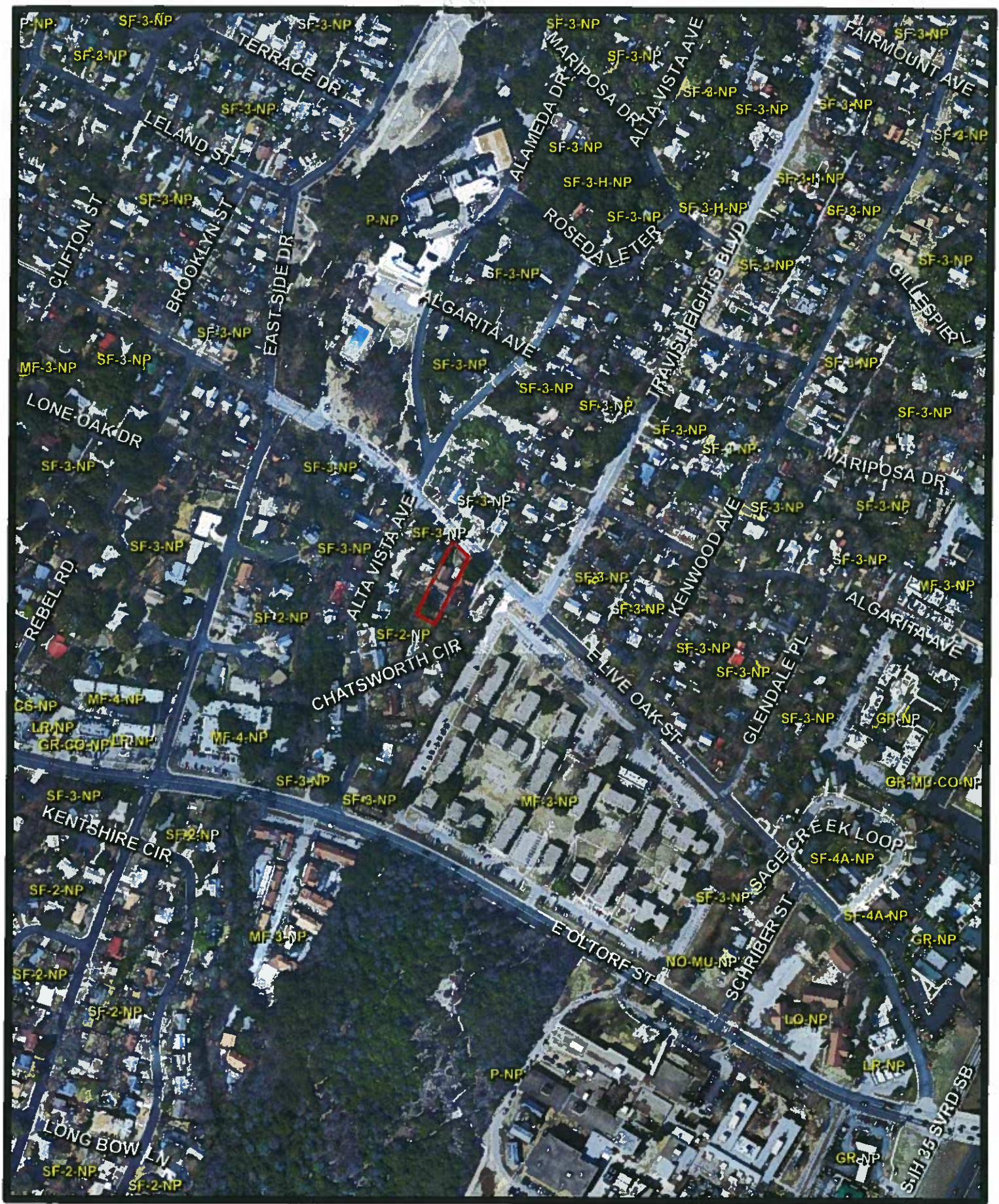
2nd

3rd

ORDINANCE NUMBER:

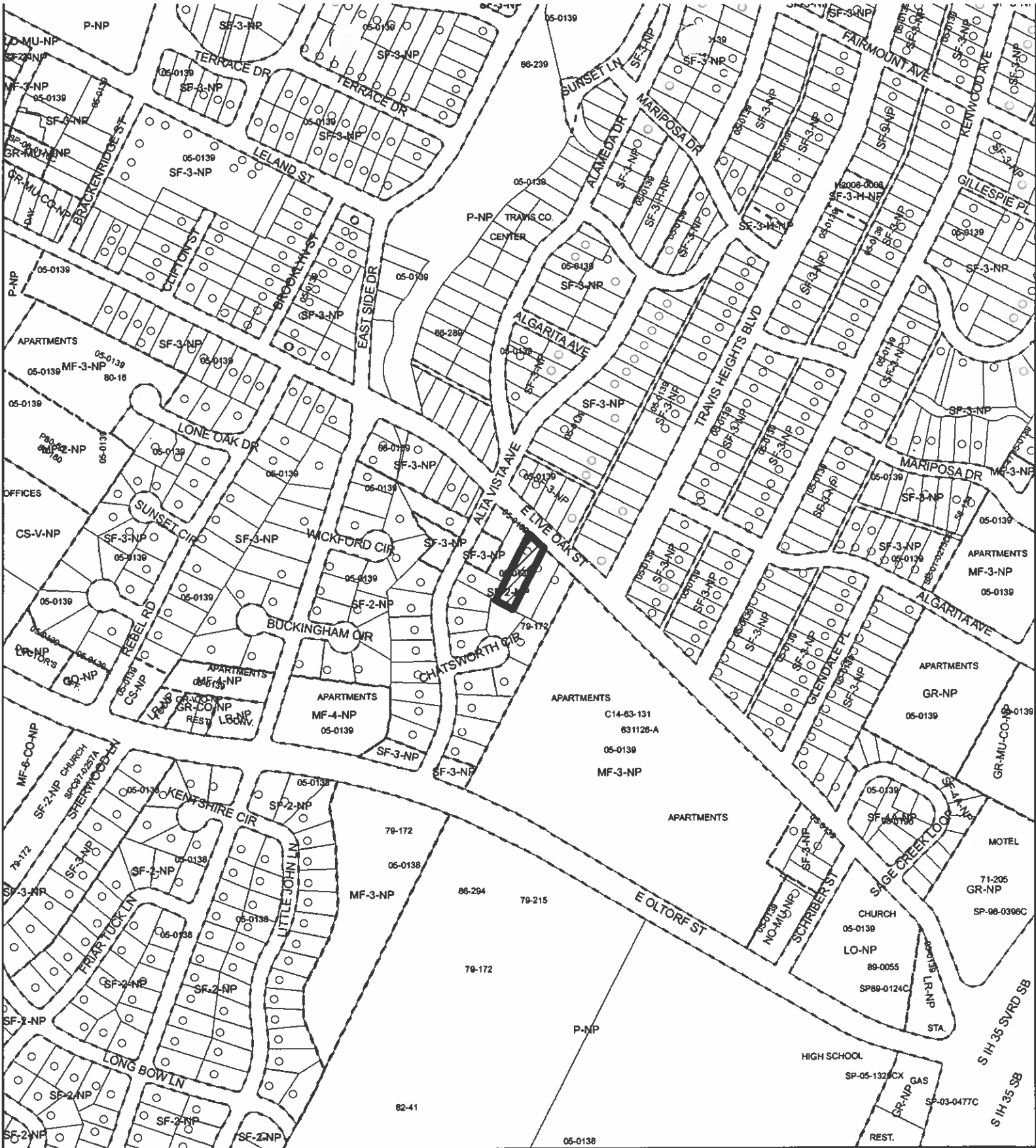
CASE MANAGER:

PHONE:



C14-2008-0230 - 905 East Live Oak Street
From SF-2-NP (Single Family-Standard Lot-Neighborhood Plan)
To SF-3-NP (Family Residence-Neighborhood Plan)





PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0230

Contact: Steve Rye, 512-974-7604

Public Hearing:

January 27, 2009 Planning Commission

CHRISTOPHER S. SEARLES

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

904 EAST DUNE OAK ST,

Signature

Date

Comments: I AM AGAINST THIS ZONING CHANGE

BECAUSE IT DOES NOT FIT WITH THE
NEIGHBORHOOD BUILDING TOWNHOUSES
WILL ULTIMATELY REDUCE NEIGHBORHOOD
PROPERTY VALUES AND DECREASE
AVENUE. I AM IN FAVOR OF A "TWO ON
ONE" LOT, BUT NOT CONSTRUCTED, BECAUSE
TWO SEPARATE BUILDINGS THIS FITS WITH
THE NEIGHBORHOOD AND WILL HOLD MORE
VALUE FOR THE OWNER + NEIGHBORS.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Rye, }

P. O. Box 1088

Austin, TX 78767-8810

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Your Name (please print)

SASWA RYE

☒ I am in favor
☐ I object

Your address(es) affected by this application

2404 AWA WSTA AVE

Signature

Date

Comments:

[Signature]

2/25/09

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